

135/5 Donaldson Street, Braddon, ACT 2612

Sold Unit

Friday, 26 January 2024



135/5 Donaldson Street, Braddon, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 102 m2

Type: Unit



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Contact agent

Superbly positioned within a heartbeat of all that the city offers, this tri-level townhouse is sure to impress. Light filled spaces, clean modern lines and efficient use of space blend to create a relaxed modern setting for a busy cosmopolitan lifestyle. Setting the standard for modern living, townhouse 135 at "The Grounds" offers an open plan design with living and meals areas positioned either side of the well-appointed kitchen. The elegant kitchen incorporates 20mm Caesarstone benchtops with custom wood chopping block, Fisher & Paykel 600mm induction cooktop, pyrolytic oven and microwave, integrated dishwasher and plumbed fridge cavity; A culinary playground for you to whip up tasty delights. Flowing out from the living areas is the elevated, north facing balcony with irrigated, custom planter box creating a green outlook with potential to grow a range of herbs to stock the kitchen. Two well-proportioned bedrooms on the upper level of the home provide the accommodation and are accompanied by the ensuite and main bathroom. On the ground level, The main entry, laundry, double garage and an abundance of storage complete the home. Tucked away in this quiet city street, yet within a momentary stroll to the many shops, cafes, restaurants of the City and Braddon you will be spoilt for choice. A healthy lifestyle is at your doorstep with the bike and walking trails around Lake Burley Griffin and Mt Ainslie. Braddon's rich culture, vibrant nightlife and global cuisine culminate in the ultimate urban lifestyle. Don't wait, call now to arrange a tour of this beautiful home. Additional features: Zoned, ducted split system with smart wall control plus app control Plumbed fridge cavity Quality Fisher & Paykel/Smeg appliances Balcony garden with automatic watering system Additional shelves and storage throughout Instant gas hot water Fibre to the premises NBN (1000gbps) Double tandem garage Additional storage added by our sellers throughout the home Extra network cabling A short stroll to the Lonsdale St food and nightlife precinct Incredibly handy to the city's amenities Walking and bike trails around Lake Burley Griffin Handy to Glebe park and the Haig Park Sunday farmers market Ainslie Primary school Rates: \$2,269 pa (approx.) Land tax: \$2,775 pa (approx.) Body Corp: \$2,970 pa Living: 102sqm Garage: 47sqm EER: 6.0